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CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Approve Minutes
a) April 8, 2008 (Shirtsleeve Session)
b) April 15, 2008 (Shirtsleeve Session)
c) April 22, 2008 (Shirtsleeve Session)
d) April 29, 2008 (Shirtsleeve Session)

MEETING DATE: May 7, 2008

PREPARED BY: City Clerk

RECOMMENDED ACTION: Approve the following minutes as prepared:
a) April 8, 2008 (Shirtsleeve Session)
b) April 15, 2008 (Shirtsleeve Session)
c) April 22, 2008 (Shirtsleeve Session)
d) April 29, 2008 (Shirtsleeve Session)

BACKGROUND INFORMATION: Attached are copies of the subject minutes, marked Exhibits A through D.

FISCAL IMPACT: None.

FUNDING AVAILABLE: None required.

Randi Johl
City Clerk

RJ/JMP

Attachments

APPROVED: _____
Blair King, City Manager

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 8, 2008**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 8, 2008, commencing at 7:01 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Johnson, Katzakian, and Mayor Mounce
Absent: Council Members – Hansen
Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Lodi Avenue Improvement Project Design Guidelines Review"

City Manager King briefly introduced the subject matter of the Lodi Avenue Improvement Project Design Guidelines Review.

Traffic Engineer Paula Fernandez provided a brief overview of the E-Map program and the timeline associated with the same. She specifically discussed the contract with MIG, the walking tour with the Steering Committee, workshops and comment card, funding from Proposition 1B, and proposed time line for bids, specifications, and construction.

In response to Mayor Mounce, Ms. Fernandez stated some of the team members on the E-Map and Steering Committee are the same with the addition of a business owner. She stated the partners are also listed in the presentation.

Lou Hexter with MIG provided a PowerPoint presentation regarding the Eastside Lodi Avenue Improvement Project Preliminary Design Guidelines. He specifically discussed project timeline, project purpose, building on previous and current work, project partners, narrow sidewalks, barriers on sidewalks, lack of curb cuts, lack of buffer from cars, unfriendly intersections, unkempt facades, dumping, traffic challenges, parking inventory, group vision, community vision, small group discussions, workshop summaries, and priority improvements. He also provided an overview of the information set forth in the progress report, including but not limited to, Phase 1 and 2 of Alternative One, Alternative Two, overall streetscape design details, and supporting plan elements.

In response to Council Member Johnson, Mr. Hexter and Ms. Fernandez stated that existing traffic flows are approximately 13,000 and the projections may increase by approximately 10% to 14,000 when the lanes narrow down during Phase 1 or 2.

In response to Mayor Mounce, Ms. Fernandez stated the numbers do not specifically take into account Delta College and are based on growth rate factors and the level of service from the initial review.

In response to Mayor Mounce, Ms. Fernandez stated the cannery truck flow will likely continue to use Lodi Avenue and the speeds may be somewhat reduced if a vehicle is driving behind a truck. Mr. Hexter confirmed that speeds were a consideration in the proposed project.

In response to Council Member Hitchcock, Mr. Hexter stated that Alternative Two, which eliminates parking to increase the median, provides more of a pedestrian-oriented feeling. He stated Alternative Two provides for some parking while minimizing negative impacts and the removal of the travel lane gives way to the parking lane.

In response to Mayor Mounce, Ms. Fernandez stated that there may be some traffic diversion to Stockton Street and/or other surrounding streets; although, some individuals will continue to travel on Lodi Avenue. She stated Delta College traffic may also use Kettleman Lane. Mr. Hexter stated there may be an adjustment period and Lodi Avenue will continue to be a major east-west thorough way.

In response to Council Member Johnson, Mr. Hexter and Ms. Fernandez confirmed the C-2 zoning of the area, stating there may be opportunities for businesses and future commercial growth in the area.

In response to Mayor Mounce, Mr. Hexter stated two pocket parts identified were Maple Square and across Washington Street. He stated landscaping may be provided to green the streets without the bulb outs as well.

B-2 "Transit Oriented Development Update"

City Manager King briefly introduced the subject matter of Transit Oriented Development (TOD).

Planning Manager Peter Pirnejad provided a PowerPoint presentation regarding the TOD update. Specific topics of discussion included TOD goals and objectives, project area, project timeline, progress timeline, Steering Committee members, community workshop outreach plan, community workshop, evaluation of template Site 1, Site 2, Site 3, and Site 4, and funding mechanisms associated with the same.

In response to Council Member Johnson, Mr. Pirnejad stated there is approximately \$240 million available over a three-year time period, the State was delayed in releasing the information pertaining to the funding this year, and the City is on schedule for next year's cycle. Mr. King provided an overview of the theory of living and working around transit stations. He specifically discussed the benefits, long-term strategy for the rail corridor and its application to development and housing around the rail station, and the likelihood of availability of Proposition 1C funds.

In response to Mayor Mounce, Mr. Pirnejad stated there was never an intent to rely on redevelopment monies as the idea is to set up a framework for long-term Council policy regarding the concept of transit oriented development, which will require several steps including commuter rail development, General Plan amendments, and definitive direction to developers. Mr. King stated the area could be eligible for tax increment; although, the proposed tax increment is already spent on various projects individuals would like completed.

In response to Council Member Hitchcock, Mr. Pirnejad provided the location and possible mixed-use options for four potential sites as set forth in the presentation map.

In response to Mayor Mounce, Mr. Pirnejad stated the property owner for Site No. 4 has not yet been contacted because the sites are only proposed locations and the templates could be used for a variety of sites with similar mixed-use options.

In response to Mayor Mounce, Mr. Pirnejad stated the current Steering Committee is different from the Committee that was referenced in the previous item on the agenda. He stated the broad membership of the subject Steering Committee includes Mike Swearingen from San Joaquin Council of Governments, a Regional Rail Commission representative, the Downtown Lodi Business Partnership, the Loel Center, Chamber of Commerce, Roger Khan, and Phil Pennino.

In response to Council Member Hitchcock, Mr. Pirnejad stated the intent is to incorporate the TOD guidelines into the General Plan alternatives to ensure both are integrated.

In response to Council Member Katzakian, Mr. Pirnejad stated the projected costs for Alternatives 1 and 2 are generally driven on parking. He discussed relaxed parking requirements getting a better yield on costs, ownership units fairing better than rental units, and the theory of less needed parking spaces if there are less cars and commuter rail is being used instead. Mr. King stated the purpose of the presentation is to show possible options and sites and developers are looking at a variety of site options while reviewing the basic cost to develop by acre.

In response to Council Member Katzakian, Mr. King confirmed that the shown sites are not any of those currently being reviewed by Russ Munson.

Discussion ensued between Council Member Johnson, Council Member Hitchcock, Transportation Manager Tiffani Fink, Mr. Pirnejad, and Mr. King regarding parking as a major concern in the area, relaxing parking requirements, Measure K funding availability for express shuttle parking for commuter rail, Smart Growth funding application to Greenfield projects instead of TOD purposes, and new development versus improvement of existing downtown development.

In response to Council Member Katzakian, Mr. King stated he is not sure if the Proposition 1C money is distributed equally over a three-year period. He stated it may be based on a geographical distribution and provided library funding as an example.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:07 a.m.

ATTEST:

Randi Johl
City Clerk

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 15, 2008**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 15, 2008, commencing at 7:01 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Hansen, Johnson, and Katzakian

Absent: Council Members – Mounce

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Presentation of Electric Utility Third Quarter (Fiscal Year 2007-08) Financial Reports"

Electric Utility Director George Morrow provided a PowerPoint presentation regarding the electric utility third quarter financials. Specific topics of discussion included an overview, projected and actual financial results, 2008 fiscal year budget versus third quarter actual numbers, electric expenses, operating expenditures, power supply, sales, billing statistics, energy cost adjustment (ECA) billing statistics, Northern California Power Agency (NCPA) general operating reserve, open position, cash balance, and summary.

In response to Mayor Pro Tempore Hansen, Mr. Morrow stated approximately \$3.25 million of the increase is from the Roseville sale and the remaining is from the NCPA reserve and operating costs.

In response to Mayor Pro Tempore Hansen, Mr. Morrow stated there may be more of a savings in operating by the end of the year as projected.

In response to Council Member Hitchcock, Mr. Morrow stated the line item for other payments includes public benefit programs, including rebates, and there will be some catch up when the application process is completed.

In response to Council Member Johnson, Mr. Morrow stated there is not something specific in the budget for solar as the intent was to match straight expenses with revenues. He stated the solar program will likely be sold out with full subscription.

In response to Mayor Pro Tempore Hansen, Mr. Morrow and Mr. King stated staff will look into the possibility of absorbing the building fee costs in light of the citizen complaint; although, there is a concern regarding staying competitive.

Discussion ensued between Council Member Johnson, Mayor Pro Tempore Hansen, and Mr. King regarding the cost of solar programs in the State, the average cost to citizens to participate in solar programs, a first-time citizen complaint regarding building fees, the process of installing the solar equipment, and other cities doing similar solar projects. Council Member Hitchcock stated it appears to be a non-issue because there is not a big cost difference in the project even if the applicable solar-related building fees are reduced.

In response to Council Member Johnson, Mr. Morrow stated staff will research whether public benefit monies could be used to assist with the cost of installing solar and return with the information. Mr. King also reiterated that he has been informed that the code sections for solar installations are being revised.

A brief discussion ensued between Council Member Hitchcock and Mr. Morrow regarding citizen response to a 24 cent rate increase in the press and the need to present accurate information in response by the City through the press or by other means to inform the public at large.

In response to Council Member Johnson, Mr. Morrow stated the three major electric companies in the State, which provide service to approximately 75% of the State, all have tiered systems and the City's rates are low.

In response to Council Member Johnson, Mr. Morrow stated that, while they can do a comparison, the blocks will be different because PG&E rates are lower at the low usage rate and the City's rates are lower at the highest usage rate. Mr. King provided a brief overview of the transfer of the three-tier system to the five-tier system, high-end users, and interpreting the rate overall with taxes and fees included.

In response to Mayor Pro Tempore Hansen, Mr. Morrow confirmed that, with the new project, the long-term goal is to be more competitive with the City's economic goals and overall usage costs. Council Member Hitchcock suggested preparing a small rate comparison cheat sheet for easy reference.

In response to Mayor Pro Tempore Hansen, Mr. Morrow stated staff can look into methods to be more competitive on the lower tiers; although, in a zero sum game it is difficult to lower one tier's rate because that would mean an increase adjustment in another tier's rate. He stated there may be room for an adjustment with a new factor such as the new Lodi project.

In response to Council Member Katzakian, Mr. Morrow stated the tiers only apply to residential users.

In response to Council Member Katzakian, Mr. Morrow stated he signed off on a few residential solar programs recently and the program appears to be doing well in light of the overall costs.

In response to Mayor Pro Tempore Hansen, Mr. Morrow stated solar has gone down some over the last five years; although, the theory of a million solar homes was more of a public relations piece.

In response to Council Member Hitchcock, Mr. Morrow stated the projected figures combine the ECA and base, which is the difference between projected and actual figures.

In response to Council Member Johnson, Mr. Morrow stated the average year cost of the ECA was projected as 8.99 cents and is closer to 9.1 cents, which is on target for what was projected to industrial users. He stated that, while the ECA is applied uniformly across the board, the actual affect may be different based on a variety of factors.

In response to Mayor Pro Tempore Hansen, Mr. Morrow stated that, at the last snapshot, the industrial user rate for the City was approximately 26% less than PG&E.

In response to Mayor Pro Tempore Hansen, Mr. Morrow confirmed that the numbers do not include the recent sale of the property. Mr. Morrow stated the \$2 million figure may be accounted for at the end of this budget cycle or the next.

B-2 "Presentation of Water and Wastewater Utility Third Quarter (Fiscal Year 2007-08) Financial Reports"

Deputy City Manager Krueger provided a PowerPoint presentation regarding the water and wastewater quarterly update. Specific topics of discussion included a summary, water and wastewater financials ending March 31, 2008, water and wastewater operating expenses by series, and cash balances for both water and wastewater.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated the difference of \$3 million is due to the impact mitigation fees, which will affect the overall numbers. He also discussed the cash flow for revenues and expenses, sales revenues of 76.7%, and overall revenues of 72.1%.

In response to Council Member Hitchcock, Mr. King provided an overview of the previous Shirtsleeve Session discussion regarding the subject matter of the deficit in operations and maintenance for infrastructure and the options associated with the same.

In response to Council Member Katzakian, Mr. Krueger indicated some money was spent on infrastructure replacement and the PCE/TCE litigation did have an affect.

In response to Council Member Hitchcock, Mr. Morrow stated how quickly the \$6.9 million will be reduced is dependent upon the mitigation efforts, which will need to be reviewed and brought back.

In response to Mayor Pro Tempore Hansen, Mr. King confirmed that staff is not recommending a rate increase for the Council meeting the following night.

Discussion ensued between Mayor Pro Tempore Hansen, Council Member Hitchcock, and Mr. King regarding the different options for consideration at the Council meeting, including retroactivity, combining funds to address both operations and infrastructure replacement, the need for adjustments going forward from this point on into the future, and possibly rebalancing at this point with a possible increase in the future.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:21 a.m.

ATTEST:

Randi Johl
City Clerk

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 22, 2008**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 22, 2008, commencing at 7:02 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Johnson, Katzakian, and Mayor Mounce

Absent: Council Members – Hansen

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Immediate Repair and Replacement Needs Discussion in Relation to the 2008-09 Budget"

City Manager King provided an overview of the immediate repair and replacement needs in relation to the 2008-09 budget, as set forth on a list regarding the same. Specific topics of discussion included immediate repairs made on an emergency basis for wastewater transmission line, Police channel one radio replacement, City Hall and Carnegie Forum air conditioning, Blakely Park pool heater and filter, Police air conditioning repairs, Fire Station No. 4 mold, Veteran's Plaza Fountain pump, and a street sweeper fire.

In addition, Mr. King discussed immediate maintenance needs for the 2008-09 fiscal year including the Lodi Animal Shelter, Police Department computer-aided dispatch server, SWAT ballistic vests, radio infrastructure, telephone and PBX at Municipal Service Center (MSC), JDEdwards financial system, park playground equipment upgrades and safety audits, playground equipment at Beckman Park, various park trip and fall hazards, sidewalk repairs, Skate Park, recreation annex roof, Pig's Lake, Grape Bowl Field House, Grape Bowl, Salas Park concession stand roof, warehouse at MSC, Legion Park accessibility, Blakely Park restrooms, Lodi Public Library refurbishing project, and Hutchins Street Square pool, roof, and fixtures and furnishings. Individual department heads, including Police Chief Main, Deputy City Manager Krueger, Community Center Director Rodems, and Interim Parks and Recreation Director Dutra, discussed some of their respective departmental needs listed above.

In response to Mayor Mounce, Mr. King stated Community Development Block Grant funding may be used to address the needs associated with some of the projects listed above.

Fire Chief Pretz provided a PowerPoint presentation regarding the fire dispatch radios. Specific topics of discussion included background of master radio communications plan, key points, critical needs, implementation timeline and milestones, and estimated costs.

In response to Myrna Wetzel, Chief Pretz stated both the Police and Fire Departments will be able to communicate with one another utilizing the new system in the event of an emergency.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 7:48 a.m.

ATTEST:

Randi Johl,
City Clerk

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 29, 2008**

The April 29, 2008, Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was canceled.

ATTEST:

Randi Johl
City Clerk